



Utility Specialists

Make the Right Connection

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Post-It® Fax Note

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Date	5/20	# of pages	4
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KIM'S FILE
EIR UTILIM
SPECIALISTS

COMPANY: Planning Consultants Research

DATE: May 16, 1996

233 Wilshire Blvd, Suite 130

RE: EIR - Harbor Gateway Center

Santa Monica, CA 90401

TO: Craig Fajnor

FAX NO: 310.451.5279 **PHONE:** 310.451.4488

FROM: FRANK BAKER

PHONE: 714.770.9514

MAIL ☒

FAX ☒

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COMMENTS:

Craig, the following is a description of Electric, Telephone, CATV and Gas service facilities and serving arrangements for the above project.

ELECTRICITY

The Los Angeles Department of Water and Power (LADWP) is currently providing electric service to the project site. Southern California Edison Company (SCE) could also provide electric service to this project from facilities adjacent to the project.

New service facilities from LADWP would be extended under rules 2, 15 and 16 of *Rules Governing Water and Electric Service, July 1994, Los Angeles Department of Water and Power, as established September 4, 1983 and amended by Resolution.*

In the event of electric service from SCE, extensions of service would be made under the utility's California Public Utilities Commission filed and approved Rules for the Extension of Electric Mains (Rule 15) and Service (Rule 16), June 1996.

Existing Electric Facilities

The project site is presently served by LADWP from the existing 138kV Halldale "receiving station" located within the site on 203rd Street at Denker. A 138kV transmission line parallels the south boundary and provides the electric power source to the Halldale receiving station.

A twin (2) circuit 34.5 kV pole line parallels the westerly site boundary from the Halldale receiving station to 190th street. The existing site is served by multiple underground 13.8 kV distribution circuits also originating from the Halldale receiving station. The 13.8kV facilities are expected to be abandoned with site demolition.

HOW DO WE
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Harbor Gateway Center, EIR
May 17, 1996
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Additional LADWP electric facilities include a 34.5kV and 4.8kV pole line along the north side of 190th street and twin(2) 34.5kV circuits and a 4.8kV pole line along the east side of Normandie. A 4.8kV local pole line distribution system serves existing residences along 203rd Street.

Southern California Edison (SCE) operates a 66kV transmission and 15kV distribution pole line along the west side of Western Avenue. Additional Edison facilities of unknown voltage are reported to be present on the north side of 190th street.

With ⁱⁿ the exception of the local distribution facilities 203rd Street, Electric service could be established to serve this project one of or combination of the above existing electric systems. ^{on at north?}

Electric Capacity

By filed tariff, rule or custom and practice, the serving utility is responsible for the adequacy of electric capacity to the project site. The project developer in conjunction with the serving utility are responsible for adequate electric capacity within the site itself.

LADWP reports that the existing Halldale receiving station has ^{an} available capacity in excess of 20MVA from an existing 60MVA receiving station bank at 34.5kV. Based on a projected build out of approximately 3 Million square feet of office/industrial and retail uses we estimate an electric demand at build out of 24 MVA.

Craig, as we discussed, in June of 1994, the CPUC adopted criteria requiring CEQA review of 50 to 200kV electric transmission construction projects. I have enclosed some background information from Edison on the subject.

Because LADWP is not regulated by the CPUC, it would seem that a CEQA review of future modifications to existing 34.5kV to 138kV LADWP electric facilities would not be required. At this time it may be worthwhile to plainly state that the CPUC review and approval process as outlined in the CPUC General Order 131D is not required in conjunction with development of this project. What do you think?

I will forward the balance of information about Telephone, CATV and Gas facilities this evening or weekend. In the interim the best way to contact me is by page at 714 346.2311.

CEQA AND THE NEW CPUC REQUIREMENTS

In June 1994, the California Public Utilities Commission (CPUC) adopted General Order 131D (G.O.131D) which requires the CPUC to take an active role in the review and approval of investor owned utility construction projects involving facilities between 50 and 200 kilovolts (kV). While the CPUC has always had jurisdiction over these projects, it now requires formal environmental review of those projects which could have potentially significant impacts on the environment. The new requirements for project review will be implemented by the CPUC beginning in 1996.

How does G.O.131D affect compliance with the California Environmental Quality Act (CEQA) for your development projects?

There is no change in the requirements for CEQA compliance for the portions of your project which are not subject to CPUC approval. G.O. 131D defines the requirements for the CPUC process which establishes CEQA compliance for investor owned utility facilities constructed or relocated as a result of your proposed project.

Important Features of G.O.131D - 50 to 200 kV Power Line and Substation Projects

- Projects are classified as exempt or non-exempt.
- Non-exempt utility projects will require a Permit to Construct (PTC) from the CPUC prior to construction.
- The investor owned utility applies for the PTC. The key component of the application is the Proponent's Environmental Assessment.
- G.O. 131D permits exemptions from obtaining a PTC for certain utility projects involving the construction and relocation of power lines or substations. Included in this category are facilities which are part of a larger project which has undergone CEQA review with the finding of no significant, unavoidable environmental impacts caused by the proposed power line or substation project.
- Many exempt projects are subject to public notice. Public protest of the exemption status may result in a CPUC ruling that the project is not exempt and a PTC is required.

HOW DOES CPUC G.O.131D AFFECT YOUR PROJECT?

Edison cannot construct non-exempt 50 to 200 kV power line and substation projects without a PTC. Depending on the extent and magnitude of environmental sensitivities, and/or available data, Edison

may require up to a year, or more to prepare a PTC application. A signed customer contract is required to start application preparation.

The CPUC process for evaluation and approval of the project could take up to 9 months after Edison files a PTC application, or longer if significant environmental sensitivities are involved.

WHAT CAN BE DONE TO EXPEDITE PROJECT CONSTRUCTION?

Include new or relocated Edison electrical facilities in the CEQA assessment for the proposed project - If your proposed project requires CEQA environmental review and lead agency approval, including the Edison facilities in the CEQA environmental review could expedite compliance with G.O. 131D. If there is a finding of no significant unavoidable impacts caused by the power line and/or substation, the project is exempt under G.O.131D, and Edison will not be required to get a PTC from the CPUC. The CPUC should be included as a "responsible" agency in this process.

CPEC G.O. 131D environmental review requirements are unique -
In order to ensure that your project is reviewed in an efficient and timely manner, project developers are encouraged to contact Edison early in the planning stages of your project development process about your electric utility needs. We are prepared to provide information and assist you in tailoring project plans to best meet your needs. We have also developed tools for project developers and established a special communication link.

HOW CAN I GET EDISON'S HELP?

For additional information, please contact your local Edison Planning organization, or the individual whose business card is attached.

BEFORE YOU BUILD

**AN INTRODUCTION TO
REGULATORY REQUIREMENTS
FOR
NEW OR RELOCATED 50 TO 200kV
EDISON ELECTRICAL FACILITIES**



Southern California Edison Company



Utility Specialists

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TRANSMITTAL

COMPANY: Planning Consultants Research DATE: May 19, 1996

233 Wilshire Blvd. Suite 130

RE: EIR - Harbor Gateway Center

Santa Monica, CA 90401

Gas & Telecommunications

TO: Craig Fajnor

FAX NO: 310.451.5279 PHONE: 310.451.4488

FROM: FRANK BAKER

PHONE: 714.770.9514

MAIL XFAX XPAGES (Include Cover) 2

COMMENTS:

Craig, the following descriptions of Telephone, CATV and Gas service facilities and serving arrangements concludes our background information for the project. Please page me at 714.346.2311 if you have questions

NATURAL GAS

The serving utility to this site is Southern California Gas Company. New services would be extended under CPUC Extension Rule 15 for Mains and 16 for Services.

Existing Natural Gas Facilities

Southern California Gas Company owns, operates and maintains several gas mains adjacent to the Harbor Gateway Center Site. At present the Gas Company provides a 6 inch gas service to the site from a "medium" pressure main (60 PSI or less) in Normandie street. Other local distribution facilities are present in the 203rd street.

The Gas Company also operates a 16 inch 220 PSI and 36 400 PSI Natural Gas Transmission mains in 190th street. These facilities would not typically serve as sources of Natural Gas service. However, the 16 inch facility could potentially be utilized as a "prime mover" source for an electric CoGeneration facility if desirable.

TELECOMMUNICATIONS

Telephone

Pacific Bell owns, operates and maintains banks of multiple conduits on both 190th Street and Normandie. Local distribution facilities are also present in 203rd street.

KIM - OUR COPY
MACHINE NEEDS
ADJUSTMENT ...
even 2nd copy!
Also the
pick up jams
increasingly on 1st
copy. MP

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TELECOMMUNICATIONS (continued)

Preliminary evaluation of these facilities indicates that access to "fiber optic" based services should be available. Pacific Bell prefers to respond to such requests on a case specific basis.

As with Electricity and Natural Gas services, adequate service capacity for telephone services is the responsibility of the telephone service provider beyond the site. The site developer will be responsible for providing adequate on site infrastructure. On site facilities may or may not involve cabling by Pacific Bell.

On site telephone cabling by Pacific Bell will be a function in part of CPUC filed extension tariffs. In the event of development of on site public streets, Pacific Bell would typically provide cable facilities in developer installed conduits and vaults/manholes. Should development involve private streets, by tariff requirement Pacific Bell will provide a single point of entry (MPOE, minimum point of entry) to each development parcel.

During the course of project development, other telephone service providers can be expected to enter the market for telephony, data transmission and broadband video services. Most large national Cable Television companies and some electric utility companies are frequently announcing expansion plans into these service markets.

Broadband Communications and Video

Continental Cablevision has been identified as the franchised Cable TV operator in the project area. Continental did not report existing facilities in the area of the development site.

Time Warner Communications operates the serving Cable TV company in the adjacent City of Torrance. Time Warner has indicated an interest in providing broadband services to this project in the event Continental is unwilling or unable to do so.

Pacific Bell is also active in the development of traditional coaxial cable based broadband distribution systems and new wireless "PCS", personal communications services.

Wireless telephony integrated with satellite video services can be expected to evolve and reach market viability during the development of Harbor Gateway Center. To the extent practical, site infrastructure planning and facility installations will be beneficial to this project. A number of competing broadband and wireless telecommunications service providers can be expected to be available to provide services to this project during its development.